



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Tammy Russo  
DOCKET NO.: 17-32064.001-R-1  
PARCEL NO.: 14-31-305-050-0000

The parties of record before the Property Tax Appeal Board are Tammy Russo, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$12,000  
**IMPR.:** \$60,040  
**TOTAL:** \$72,040

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2017 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a two-story townhome of masonry exterior construction with 2,112 square feet of living area. The townhome is approximately 22 years old. Features of the home include a full unfinished basement, central air conditioning and a two-car garage. The property has a 3,000 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine comparables located within the same assessment neighborhood code as the subject. The comparables are improved with class 2-95 townhomes of frame or masonry exterior construction that range in size from 1,700 to 2,594 square feet of living area and range in age from 16 to 21 years old. Four

comparables have concrete slab foundations and five comparables each have a partial or a full basement with a formal recreation room. Each comparable has central air conditioning and a one-car or a two-car garage. Four comparables each have a fireplace. The comparables have improvement assessments ranging from \$37,712 to \$59,755 or from \$14.67 to \$25.41 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$48,872 or \$23.14 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$72,040. The subject has an improvement assessment of \$60,040 or \$28.43 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables that are located within the same assessment neighborhood code as the subject. The comparables are improved with two-story, class 2-95 townhomes of masonry exterior construction that range in size from 2,118 to 2,406 square feet of living area and are 17 years old. Each comparable features a full basement with a formal recreation room, central air conditioning, one fireplace and a two-car garage. The comparables have improvement assessments ranging from \$62,375 to \$70,857 or for \$29.45 and \$29.80 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains 13 equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1, #2, #3, #8 and #9 due to differences in size and/or foundation type when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #4, #5, #6 and #7 and the board of review comparables which are relatively similar to the subject in location, age, size and features. However, the Board recognizes each comparable has a formal recreation room in the basement and a fireplace unlike the subject that has an unfinished basement and no fireplace. These comparables have improvement assessments ranging from \$59,198 to \$70,857 or for \$24.97 to \$29.80 per square foot of living area. The subject has an improvement assessment of \$60,040 or \$28.43 per square foot of living area, which is within the range established by the best comparables in this record. After considering adjustments to the comparables for differences in features when compared to the subject, the Board finds the appellant did not prove by clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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Chairman



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Member



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Member



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Member

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Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: September 21, 2021



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Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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